

CITY OF HIALEAH
PLANNING AND ZONING BOARD MEETING
June 13th, 2018
Agenda

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.
2. Approval of Planning and Zoning Board Summary Agenda of May 23rd, 2018 as submitted.

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY, JUNE 26TH, 2018.

3. **Rezoning** of the southern 75 feet of lots 23 and 24, from C-1(Restricted Retail Commercial District) to C-3 (Extended Liberal Commercial District) and variance permit to allow a mechanical carwash on lots 23 and 24 contiguous to a residential zoning district, where mechanical carwashes shall not be contiguous to a residential zoning district; and allow the aperture of the facility adjacent to a residential zoning district, where such aperture shall not face adjacent to a residential zoning district. Property

HIALEAH PLANNING AND ZONING BOARD MEETING- JUNE 13TH, 2018

located at 401 East 24th Street and 400 East 25th Street zoned C-1 (Restricted Retail Commercial District), C-3 (Extended Liberal Commercial District) and C-4 (Commercial District).

Applicant: Sunshine Gasoline Distributors, Inc.

4. **Variance** permit to allow a mechanical carwash contiguous to a residential zoning district, where mechanical carwashes shall not be contiguous to a residential zoning district; and allow the north aperture of the facility adjacent to a residential zoning district, where apertures shall not face adjacent to a residential zoning district. Property located at 795 Hialeah Drive, zoned C-3 (Extended Liberal Commercial District).

Applicant: Sunshine Dade Investments LLC

5. **Variance** permit to allow the replatting of the property into a substandard lot with frontage of 65 feet, where 75 feet are required; allow the construction of a single family home in the substandard lot and allow a temporary waiver of plat provided that the property will be platted within 18 months of the approval of this ordinance. Property located at 715 East 56th Street, Hialeah, zoned R-1 (One-Family District).

Applicant: Omar Gonzalez, Excellent New Homes LLC

6. **Variance** permit to allow the split of the property into two sites. Site one including lots 12 through 14 with a frontage of 60 feet, depth of 88 feet and area of 5,280 square feet and site two including lots 15 and 16 with a frontage of 40 feet, depth of 88 feet and area of 3,520 square feet, where frontage of 75 feet, depth of 100 feet and area of 7,500 square feet are the minimum required. Rezoning of site two from C-1 (Restricted Retail Commercial District) to R-2 (One- and Two- Family Residential District) and variance permit to allow the construction of a duplex in a substandard lot; allow east interior side setback of 5 feet, where 7.5 feet is the minimum required; allow front and rear setback of 20 feet, where 25 feet is the minimum required; allow street side setback of 10 feet, where 15 feet is the minimum required, and allow a lot coverage of 32.1%, where 30% is the maximum allowed. Properties located at 533 West 24th Street and 5XX West 24th Street, Hialeah, zoned C-1 (Restricted Retail Commercial District).

Applicant: Hector Servello and Gilberto Aguila

7. **Conditional Use Permit (CUP)** to allow a new elementary school as an expansion of an existing day care center, with a maximum total number of 1,000 students; variance permit to allow 62 parking spaces, where 150 parking spaces are required; and variance permit to allow a new LED pylon sign fronting West 28th Avenue, outside the geographic area where pylon signs are allowed to be located (Sec 7-12 (b)); and allow height of 45 feet and area of 1,200 square feet, where 20 feet is the maximum height allowed and 120 square feet is the maximum area allowed. Property located at 8101, 8155 West 28th Avenue and 2750 West 82nd Street, Hialeah, zoned M-1 (Industrial District).

Applicant: Ceasar Mestre, Esq. on behalf of David De La Sierra

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

8. **TENTATIVE PLAT OF BARACOA PALMS SUBDIVISION**
9. Old Business.

HIALEAH PLANNING AND ZONING BOARD MEETING- JUNE 13TH, 2018

10. New Business.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.

If you decide to appeal any decision made by the board, with respect to any matter considered at the meeting, you will need a record of the proceedings, and you may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.